

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 960711-B

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS:

LOT 8 BLOCK C, RIDGETOP SUBDIVISION, (SAVE AND EXCEPT THAT CERTAIN 685 SQUARE FOOT TRACT OF LAND DEDICATED BY STREET DEED DATED JULY 29, 1993) FROM "CS-CO", GENERAL COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT TO "CS-CO" GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY COMBINING DISTRICT, AS MORE PARTICULARLY IDENTIFIED IN THE MAP ATTACHED AS EXHIBIT "A" TO THIS ORDINANCE,

LOCALLY KNOWN AS 808 EAST 51ST STREET, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "CS-CO" General Commercial Services district-Conditional Overlay combining district to "CS-CO" General Commercial Services district -Conditional Overlay combining district on the property described in File C14-96-0081, as follows:

Lot 8, Block C, Ridgetop Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 200, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that certain 685 square foot tract of land dedicated by Street Deed, dated July 29, 1993, and recorded in Volume 12008, Page 204, of the Real Property Records of Travis County, Texas,
[hereinafter referred to as the "Property"]

locally known as 808 East 51st Street, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "A".

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. There will be no vehicular access from the Property to East 51st Street. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
2. Drive-in service associated with Restaurant (Drive-in, Fast Food) use shall be prohibited.
3. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, shall be approved or released, and no building permit for construction of a building on the Property, shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 300 vehicle trips per day.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "CS" base district and other applicable requirements of the Land Development Code.

CITY OF AUSTIN, TEXAS

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992, as amended, and made a part thereof shall be changed to record the amendment enacted by this ordinance.

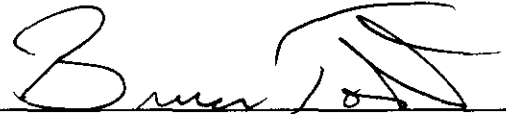
PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of 10 days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

July 11, 1996

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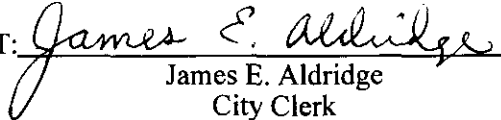
Bruce Todd
Mayor

APPROVED:



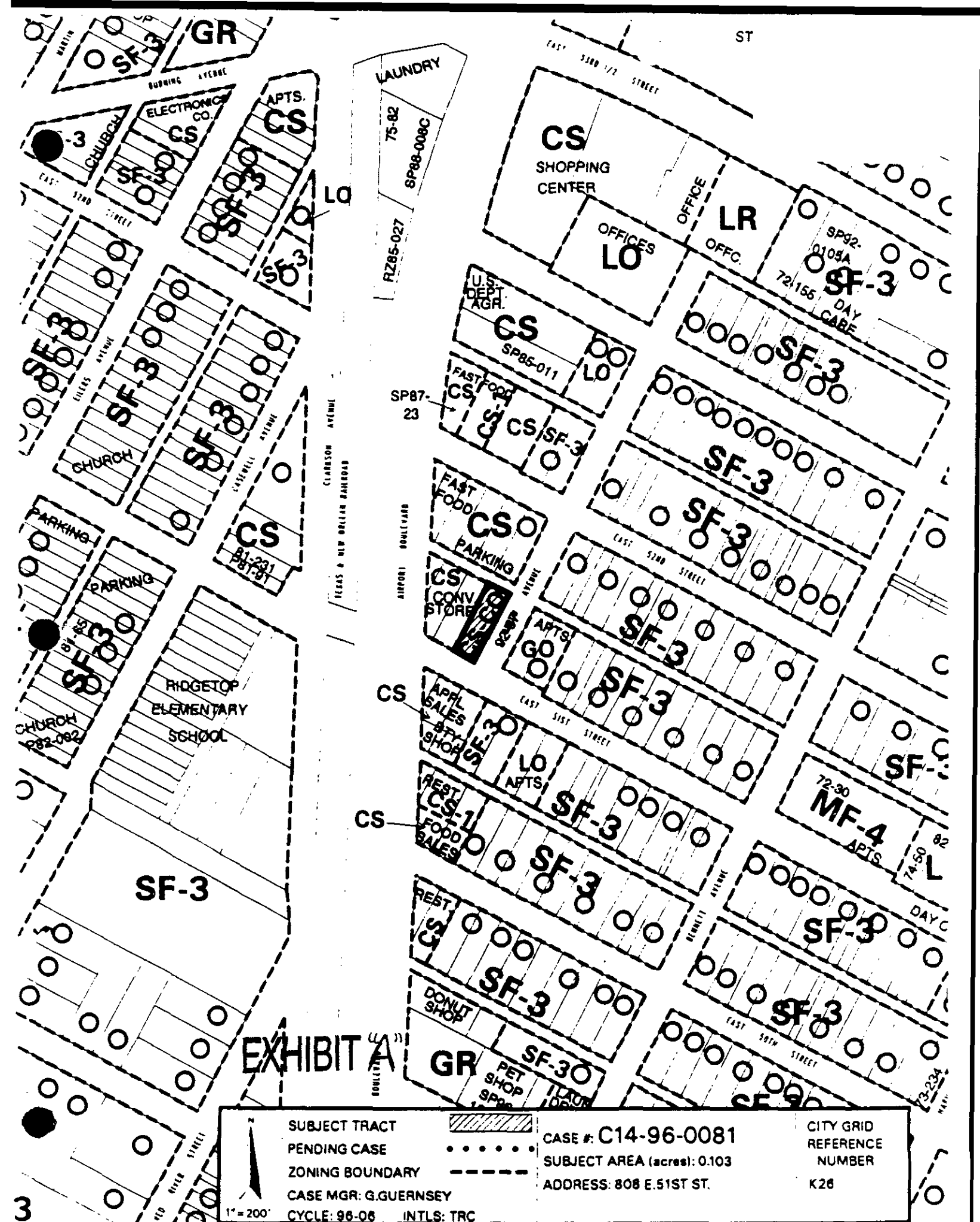
Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

11July96
MT/dwm



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